



City of National City Planning Department

1243 National City Blvd., National City, CA 91950 (619) 336-4310
ROGER G. POST - DIRECTOR

December 6, 2007

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

To: Division of Housing Policy Development

RE: Annual Housing Element Progress Report

On December 4, 2007, the City Council of the City of National City accepted and filed the General Plan Annual Progress Report for calendar year 2006. In accordance with Government Code Section 65400, the City of National City hereby submits the attached copy of the report to the Department of Housing and Community Development. A copy of the report is also being transmitted to the Governor's Office of Planning and Research (OPR) as well as the San Diego Association of Governments (SANDAG).

If you have any questions regarding the report, please contact me at (619) 336-4310.

Sincerely,

ROGER G. POST
Planning Director

Attachment: Annual Progress Report 2006

HOUSING POLICY
DEVELOPMENT, HCD

DEC 10 2007

National City General Plan
Annual Progress Report 2006

Presented to City Council

December 4, 2007

Introduction

Government Code Section 65400 mandates that general law cities and all counties submit an annual report on the progress in the implementation of the general plan to the local legislative body. The Annual Progress Report (APR) explains how land use decisions and other actions relate to the goals, policies, and implementation measures of the general plan.

Once the legislative body has accepted the report, a copy must be submitted to the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1 of each year. Providing a copy of the APR to HCD fulfills state housing law requirements to report certain housing information, including the progress in meeting the city's share of regional housing needs. Furthermore, submitting an annual report to OPR and HCD ensures that the city remains eligible to apply for and receive certain grant and other funding sources that require compliance with the reporting requirement to qualify. The APR will also be submitted to SANDAG on an annual basis to qualify for funding administered by that agency.

The APR consists of two parts. Part I addresses the housing element in a table format provided and recommended by HCD. Part II addresses the other general plan elements in a format based on OPR guidance that lists planning activities, major developments, and other measures followed by the specific policies implemented.

Part I
Annual Progress Report
Housing Element

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of National City
 Reporting Period 1-Jan-06 - 31-Dec-06

Table A
 Annual Building Activity Report
 Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	6	7	8			
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.			
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions					
Plaza City Apts.	5+	R	56	8	16	0	80	RDA	80				
(9) Total of Above Moderate from Table A2							47						
(10) Total by income units (Field 5) Table A			56	8	16	0	127						

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of National City
Reporting Period	1-Jan-06 - 31-Dec-06

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	47	0	0	0	0	47

(CCR Title 25 §6202)

1-Jan-06 - 31-Dec-06

Table B

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2005										2006										2007										2008										2009										2010										2011										2012										2013										2014										2015										2016										2017										2018										2019										2020										2021										2022										2023										2024										2025										2026										2027										2028										2029										2030										2031										2032										2033										2034										2035										2036										2037										2038										2039										2040										2041										2042										2043										2044										2045										2046										2047										2048										2049										2050										2051										2052										2053										2054										2055										2056										2057										2058										2059										2060										2061										2062										2063										2064										2065										2066										2067										2068										2069										2070										2071										2072										2073										2074										2075										2076										2077										2078										2079										2080										2081										2082										2083										2084										2085										2086										2087										2088										2089										2090										2091										2092										2093										2094										2095										2096										2097										2098										2099										2100										2101										2102										2103										2104										2105										2106										2107										2108										2109										2110										2111										2112										2113										2114										2115										2116										2117										2118										2119										2120										2121										2122										2123										2124										2125										2126										2127										2128										2129										2130										2131										2132										2133										2134										2135										2136										2137										2138										2139										2140										2141										2142										2143										2144										2145										2146										2147										2148										2149										2150										2151										2152										2153										2154										2155										2156										2157										2158										2159										2160										2161										2162										2163										2164										2165										2166										2167										2168										2169										2170										2171										2172										2173										2174										2175										2176										2177										2178										2179										2180										2181										2182										2183										2184										2185										2186										2187										2188										2189										2190										2191										2192										2193										2194										2195										2196										2197										2198										2199										2200										2201										2202										2203										2204										2205										2206										2207										2208										2209										2210										2211										2212										2213										2214										2215										2216										2217										2218										2219										2220										2221										2222										2223										2224										2225										2226										2227										2228										2229										2230										2231										2232										2233										2234										2235										2236										2237										2238										2239										2240										2241										2242										2243										2244										2245										2246										2247										2248										2249										2250										2251										2252										2253										2254										2255										2256										2257										2258										2259										2260										2261										2262										2263										2264										2265										2266										2267										2268										2269										2270										2271										2272										2273										2274										2275										2276										2277										2278										2279										2280										2281										2282										2283										2284										2285										2286										2287										2288										2289										2290										2291										2292										2293										2294									
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of National City
Reporting Period January 1, 2006 – December 31, 2006

Table C
Program Implementation Status

Housing Element Program Name	Objective	H.E. Deadline	Status of Program Implementation
1. <u>Home Improvements Loan Program</u> Responsible Agency: CDC. Funding Sources: Redevelopment Set-Aside Funds, HOME Program.	Provide rehabilitation assistance to 125 owner-households of lower and moderate incomes.	Assist 25 owner-households annually.	During the planning period, 68 households were provided rehabilitation loans. The City received a HUD grant for approximately \$3 million for lead-based paint removal, weatherization, and other rehabilitation programs. The City requested matching funds from the CDC to fulfill program requirements and provide funding. However, insufficient funding was available to fully fund this program. Due to the lack of resources and other priorities during the Housing Element cycle, the focus was taken off of this program. During the 2005-2010 Housing Element cycle, the City will focus on meeting the goal of rehabilitating 125 households, and funding levels will be increased to address demands (proposed).
2. <u>Rental Unit Rehabilitation Program</u> Responsible Agency: CDC. Funding Source: Approximately \$875,000 in Redevelopment Set-Aside funds.	Provide assistance to rehabilitate 50 rental units over the five-year period.	Ongoing.	Between 1999 and 2000, seven households were assisted. No households have been assisted since 2000. The City received a HUD grant for approximately \$3 million for lead-based paint removal, weatherization, and other rehabilitation programs. The City requested matching funds from the CDC to fulfill program requirements and provide funding. However, insufficient funding was available to fully fund this program. Due to the lack of resources and other priorities during the Housing Element cycle, the focus was taken off of this program. During the 2005-2010 Housing Element cycle, the City will increase focus on this program in order to meet the goal of rehabilitating 50 rental units (proposed).

Table C
(Continued)

Housing Element Program Name	Objective	H.E. Deadline	Status of Program Implementation
<p>3. <u>Code Enforcement</u> Responsible Agency: Building and Safety Department and Planning Department Funding Source: General Fund.</p>	<p>Enforce all codes at the current rate. Land Use and Zoning/Community Conservation and Appearance Code - Abate approximately 5,500 cases and inspect 13,000 housing units over the five-year period. Building and Safety/Uninhabitable Building - Abate approximately 100 cases and inspect 500 housing units over the five-year period. Housing Codes - Abate approximately 250 cases and inspect 2,500 housing units over the five-year period.</p>	Ongoing.	<p>A total of 2,009 housing units have been inspected and 272 were abated. Prior to July 2004, the San Diego County Health Department conducted complaint-based code violation inspections of larger apartment complexes. For the 2005-2010 Housing Element cycle, the City has undertaken the program and has hired two full-time Code Enforcement Officers and a Housing Inspector. This will expand code enforcement activities and enhance data collection beyond the level of effort conducted during the earlier cycle. Code enforcement efforts have been increased in an effort to reduce air pollution that causes asthma in the surrounding communities, particularly pollution from auto paint and repair shops in the area west of National City Boulevard.</p>
<p>4. <u>Housing Inspection Program</u> Responsible Agency: Building Inspection. Funding Source: CDBG.</p>	<p>Continue to administer this program by funding a full time Housing Inspector to inspect all rental units.</p>	Ongoing.	<p>The City has hired a full-time Housing Inspector and a second inspector for the lead-based paint removal program, who also serves as a housing inspector. The City is applying for a Federal Healthy Homes grant to fund an additional inspector position. The City now has sufficient resources to inspect units on a pro-active basis. Between 2003 and 2005, the City opened 402 proactive cases and closed 231 cases for a 58 percent compliance rate. The City has performed 1,225 re-inspections, for a total of 1,627 inspections during this period.</p>
<p>5. <u>Christmas in July Community Volunteer Program</u> Responsible Agency: National City Chamber of Commerce, CDC. Funding Source: HOME funds and private donations.</p>	<p>Support the rehabilitation/repair of 75 houses or 15 houses annually.</p>	Annually scheduled.	<p>Approximately 20 homes were assisted. During the 2005-2010 Housing Element cycle the City will continue to support the efforts of the "Christmas in July" program (proposed).</p>

Table C
(Continued)

Housing Element Program Name	Objective	H.E. Deadline	Status of Program Implementation
6. <u>Apartment Management</u> Responsible Agency: Building Inspection and Planning Department. Funding Source: General Fund.	Continue to pursue 100 percent enforcement requiring on-site management in complexes of nine or more units.	Ongoing.	This is a one-year-old program and has not yet achieved 100 percent enforcement yet, but is expected to achieve this during the new planning cycle due to the pro-active inspections by the Housing Inspector.
7. <u>Conservation of Affordable Units at Risk of Converting to Market Rate</u> Responsible Agency: CDC. Funding Source: Section 8 vouchers and certificates.	Monitor the status of Granger Apartments, Inter City Manor, and Plaza Manor. Identify nonprofit organizations as potential purchasers/managers of at-risk housing units. Explore funding sources available to preserve the affordability of at risk projects, or to construct replacement units. Assist tenants to apply for priority status on the Section 8 voucher/certificate programs should a conversion take place.	Section 8 contracts are subject to annual or short-term renewals. The Community Development Commission will annually review the status of the Section 8 contracts.	The CDC continues to monitor the status of Granger Apartments, Inter City Manor, and Plaza Manor. Inter City Manor and Plaza Manor has maintained their affordability covenants. At the beginning of 2005, the owners of the Granger Apartments notified residents and the CDC of its intent to pay off its HUD loans and convert the units to market rate. In July 2005, the property owners notified residents that the plan to convert units to market rate has been delayed indefinitely.
8. <u>Section 8 Rental Assistance Program</u> Responsible Agency: CDC. Funding Source: Section 8 and rents.	Continue to provide 300 units of Section 8 project-based affordable housing at Morgan-Kimball Towers, 372 units at Plaza Manor, 79 at Inter City Manor, 163 at Granger Apartments and 76 at TELACU. Maintain the level of tenant-based Section 8 assistance.	Ongoing.	The existing Section-8 based affordable housing projects were continued to the present time. In addition, 1,044 residents are provided Section 8 voucher rental housing assistance. The level of Section 8 voucher assistance has not changed in over ten years.
9. <u>First-Time Homebuyers Assistance Program</u> Responsible Agency: CDC. Funding Source: HOME funds and Redevelopment Set-Aside funds.	Provide assistance to 20 households annually, with distribution of funds per the following: approximately 60 percent to low income households (HOME funds) and 40 percent to moderate income households (Redevelopment Set Aside funds).	Allocate HOME funding and Redevelopment Set-Aside funding in support of this program annually	The City assisted 76 households between 1999 and 2002. Twenty-five households have been assisted since 2002, for a total of 101 households. Funds for housing have been redirected into programs for new construction since 2002 due to a lack of sufficient funding. The City is committed to maintaining this important program as funds become available, although the

Table C
(Continued)

Housing Element Program Name	Objective	H.E. Deadline	Status of Program Implementation
		through the Consolidated Planning process with the objective of assisting 100 households over a five-year period.	City anticipates assisting 32 households, 27 are expected to be low income households and five very low income, during this planning cycle due to the currently limited funding (proposed).
10. <u>Mortgage Credit Certificate (MCC) Program</u> Responsible Agency: CDC. Funding Source: Mortgage Credit Certificates.	Assist an average of 10 households a year or 50 households in total over the five-year period.	Ongoing participation in the MCC program.	MCCs have been issued to assist 24 households during the planning period. Staff and financial resources were not adequate to meet the goals established during the last planning cycle. The objective in the 2005-2010 Housing Element will be to assist five households annually (proposed).
11. <u>Provide Residential Development Informational Material to Developers</u> Responsible Agency: Planning Department. Funding Sources: General Fund.	Develop and provide informational material regarding residential development to developers on an ongoing and as-needed basis.	Ongoing in response to development proposals.	Residential development materials were created and distributed to developers including information guides for residential development (SFR and Multi-family), zoning matrices of development standards, mixed-use standards, and design guidelines as well as subdivision requirements. The Planning Department will continue to improve handouts for distribution to the development community.
12. <u>GIS Database</u> Responsible Agency: Planning Department. Funding Sources: General Fund.	Maintain and keep the GIS database current in order to provide specific development information to market infill housing development to interested developers.	Ongoing and provided in response to development proposals.	The City recently purchased GIS software to maintain land use data and is implementing a training program for each department. This citywide program will ensure that information will be available and maintained for land use and infrastructure development. The City will continue to maintain the database of vacant parcels originated by the CDC.
13. <u>Community Housing Development Organizations (CHDOs)</u> Responsible Agency: CDC. Funding Sources: HOME funds.	Identify and provide funding to CHDOs in order to pursue additional affordable housing projects. Provide funding to support CHDOs in building administrative capacity.	Allocate HOME funds for CHDO activities annually	The City provided \$383,906 to Habitat for Humanity and \$150,880 to Christmas in July during the 1999-2004 Housing Element Update. MAAC has also received allocations during the past planning cycle. These three organizations will be

Table C
(Continued)

Housing Element Program Name	Objective	H.E. Deadline	Status of Program Implementation
		through the Consolidated Planning process.	included in this program again during the 2005-2010 Housing Element (proposed).
<p>14. <u>Acquisition, Rehabilitation, and New Construction of Affordable Housing</u></p> <p>Responsible Agency: CDC.</p> <p>Funding Sources: Redevelopment Set-Aside funds and HOME funds.</p>	Identify and pursue 100 affordable housing rehabilitation and construction units over the five year period.	<p>Allocate HOME funds annually through the Consolidated Planning process.</p> <p>Allocate Redevelopment Set-Aside funds through the five-year Redevelopment Implementation Planning process.</p> <p>Ongoing pursuit of affordable housing projects.</p>	<p>The following low income housing projects were constructed either during 1999-2004 planning cycle or at the beginning of the 2005-2010 Housing Element cycle.</p> <ul style="list-style-type: none"> • Victorian Heights, seven extremely low units • Habitat for Humanity (new construction), three very low income • Latino Builders (new construction), four low income • Plaza del Sol (acquisition & rehabilitation), 26 very low & 105 low income • Rehab. owner-occupied SFR 10 very low & 28 low income • Rehab 46 very low income units in coastal zone <p>The City will identify and pursue at minimum 100 more affordable rehabilitation and construction units over the new five year period (proposed).</p>
<p>15. <u>Density Bonuses</u></p> <p>Responsible Agency: Planning Department.</p> <p>Funding Sources: General Fund.</p>	By 2002, the Planning Department will develop a density bonus ordinance to comply with State law.	Develop density bonus ordinance by 2002	In 2002, a density bonus ordinance was updated. Since that time, State law was changed in January 2005 and the City's ordinance no longer complies. In the 2005-2010 Housing Element cycle, the City will prepare and adopt a density bonus ordinance to comply with State law, SB 1818 (proposed).
<p>16. <u>Housing Incentives Program</u></p> <p>Responsible Agency: Planning Department.</p> <p>Funding Sources: General Fund.</p>	The City will develop and offer the Housing Incentives Program package to residential developers on an as-needed basis.	Develop information sheet by end of FY 2000. Offer on an ongoing	This program was not funded during the previous Housing Element cycle, and will not be included in the 2005-2010 Housing Element cycle (proposed).

Table C
(Continued)

Housing Element Program Name	Objective	H.E. Deadline	Status of Program Implementation
<p>17. <u>Communicate Production Priorities to Prospective Developers</u></p> <p>Responsible Agency: Planning Department.</p> <p>Funding Sources: General Fund.</p>	<p>Specific actions over the five year planning period may include:</p> <ul style="list-style-type: none"> • Update "National City Facts," a Planning Department-prepared brochure that provides information for the development community on land use and development trends in the City, available services and resources, and social and economic characteristics of the City. • Prepare reports as needed to respond to changes in development activity or to inquiries from developers and others concerning potential development sites. • Maintain the City's computerized land use inventory to provide updated information regarding the location of vacant properties, by parcel size, zoning and existing land use. • Present to business and civic groups concerning land use and development potential in the City. • Participate in informational meetings with the Building Industry Association, Urban Land Institute, American Planning Association, and the Chamber of Commerce, among others. 	<p>Ongoing, in response to development proposals and inquiries.</p>	<p>Over the course of the 2005-2010 Housing Element cycle, the City will embark on the following measures to ensure better compliance with this program in this planning cycle (proposed):</p> <ul style="list-style-type: none"> • National City Facts will continue to be updated every year • Prepare reports of development activity to have available for prospective developers. • Continue to retain assessor parcel data and integrate the data with the GIS system to better assist prospective developers. • Regularly make presentations to the Chamber of Commerce, Neighborhood Councils, Port Tenants, Business Improvement Districts, and Developers, to continue to maintain relationship. • Regularly participate with local groups such as Neighborhood Councils, community groups, etc. • Actively participate with interested developers to promote National City.

Table C
(Continued)

Housing Element Program Name	Objective	H.E. Deadline	Status of Program Implementation
18. Amendment of the Land Use Code to Identify Sites Where Emergency Shelters and Transitional Housing May be Established Responsible Agency: Planning Department. Funding Sources: General Fund.	Amend Zoning Ordinance.	Implement Zoning Ordinance amendment by the end of fiscal year 2000/2001.	The Land Use Code was amended in 2002 to allow emergency shelters and transitional housing with a CUP in the Civic Institutional (IC) and Private Institutional (IP) zones. In 2003, the Land Use Code was amended to permit Assisted Living and Skilled Nursing Facilities within Institutional and Commercial zones with the approval of a CUP. This program is complete and will be removed through the 2005–2010 cycle (proposed).
19. <u>Implementation of Housing Element Annual Report</u> Responsible Agency: Planning Department. Funding Sources: General Fund.	The City will submit annual Housing Element Report to State HCD to ensure local emphasis in meeting the goals of the Housing Element and propose policy changes to correct non-achievement, if necessary.	Annually, 1999-2004	The City completed a Housing Element Annual Report in October 2002. Reports were not completed during other years due to lack of staff resources. The City has committed to complete the reports on an annual basis during the 2005-2010 Housing Element cycle (proposed).
20. <u>Implementation Design Guidelines</u> Responsible Agency: Planning Department. Funding Sources: General Fund.	Improve quality of design in construction through continued implementation of the Design Guidelines.	Ongoing basis as development is proposed.	During the 2005-2010 Housing Element cycle, the City will revisit the existing 1991 Design Guidelines to ensure that current design goals are in place (proposed). The City will continue to implement the guidelines on a project by project basis and meet with potential developers to incorporate quality design in development projects (proposed).
21. <u>Conversion of Commercially- and Industrially-Zoned Land to Residential or Mixed-Use Zoning</u> Responsible Agency: Planning Department. Funding Sources: General Fund.	Convert certain commercially- and industrially-zoned parcels to residential or mixed-use zoning.	Ongoing and in response to development proposals with study completed by end of fiscal year 2004.	In 2004, the City adopted the Mixed Use Chapter to the Land Use Code allowing residential development on commercially zoned properties of densities ranging from 22.9 to 34.8 dwelling units per acre. The program will be removed for the 2005-2010 Housing Element cycle (proposed).
22. <u>Feasibility Study of Use of Eminent Domain in Redevelopment Project Area</u> Responsible Agency: CDC. Funding Sources: General Fund.	Study the feasibility of allowing the use of eminent domain for redevelopment of housing in the Redevelopment Project Area by the end of fiscal year 2004.	Complete feasibility study by the end of fiscal year 2004.	A Redevelopment Plan amendment was proposed to expand the areas subject to potential eminent domain action. The proposed amendment is no longer being pursued and has been removed from the draft 2005-2010 Housing Element (proposed).

Table C
(Continued)

Housing Element Program Name	Objective	H.E. Deadline	Status of Program Implementation
<p>23. <u>Compliance with Fair Housing Requirements of Community Development Block Grant (CDBG) and HOME Programs</u></p> <p>Responsible Agency: CDC.</p> <p>Funding Sources: CDBG.</p>	<p>Continue to implement actions to address fair housing issues through the CDBG and HOME-funded activities.</p>	<p>Develop actions annually to be undertaken to address fair housing impediments identified in the AI. Update the five-year AI by mid-2001.</p>	<p>The five-year Analysis of Impediments to Fair Housing Choice (AI) was updated by mid-2001. Multiple implementation actions were completed to address fair housing issues during this planning period. These actions can be reviewed in detail in the City's Consolidated Plans produced during the planning period. The program will continue during the 2005-2010 Housing Element cycle (proposed).</p>
<p>24. <u>Continue Cooperation and Support of Fair Housing Counseling and Enforcement Organizations</u></p> <p>Responsible Agency: CDC, FHCSD.</p> <p>Funding Sources: CDBG and Section 8 funds.</p>	<p>Continue to ensure open, fair housing practices and sufficient resources are made available to assure informed housing consumers and suppliers.</p>	<p>Annually evaluate the services provided by the fair housing counseling and enforcement organizations to ensure adequate and appropriate services are provided, and revise contracts as appropriate.</p>	<p>Staff coordinates with the Fair Housing Council to ensure that any discrimination allegations are fully investigated. This program will continue during the 2005-2010 Housing Element cycle (proposed).</p>
<p>25. <u>Fair Housing Training</u></p> <p>Responsible Agency: CDC, Planning Department, FHCSD.</p> <p>Funding Sources: CDBG and Section 8 funds.</p>	<p>In new projects with 10 units or more, encourage the training of staff in Fair Housing administration.</p>	<p>Ongoing on a project-by-project basis when needed.</p>	<p>Staff shares the resources of the Fair Housing Council including the training that is available for staff that will be renting or selling the units. This program will continue through the 2005-2010 Housing Element cycle (proposed).</p>

Part II
Annual Progress Report
Other Elements

Part II is a list of planning activities, major developments, and other measures that implemented specific policies of the General Plan in 2006.

**Part II does not include policies of the Housing Element.
The reporting requirements for the Housing Element are addressed in Part I.**

1. Amortization Ordinance – In 2006, an ordinance was adopted to facilitate the equitable transition of nonconforming uses over a reasonable period of time.

General Plan Policies Implemented:

- *Where feasible, the City will encourage the conversion or relocation of nonconforming, higher intensity uses in order to improve the quality of neighborhoods and business districts. (II.E.)*
- *The City should encourage and participate in efforts to remove or relocate uses that are incompatible with surrounding properties. (II.8)*
- *Consider program actions to relocate existing businesses from areas where they may be determined incompatible with existing residential use. (V.22.)*

2. Public Outreach Questionnaire – In 2006, the City conducted a quality of life and sustainability survey for the bayfront.

General Plan Policies Implemented:

- *The City will continue to encourage close communication and coordination with the Navy, Port District, adjacent cities and the County to ensure City interests are considered on projects proposed within their jurisdictions. (II.J.)*
- *Continue working with the Unified Port District to attract additional marine-related industrial activity to appropriate sites under its jurisdiction, and to improve the level and quality of industrial land use in National City. (V.15.)*
- *Coordinate with the Port District on the revision of its Master Plan to ensure the City's interests are addressed. Also, consider subsequent changes to the Combined General Plan/Zoning Map, if necessary, to reflect Master Plan amendments. (V.16.)*

3. Aquatic Center – In 2006, planning/design and entitlement processing continued for an aquatic recreation center on the Sweetwater Channel.

General Plan Policies Implemented:

- *A marina and commercial recreation area will be established adjacent to the Paradise Marsh/Sweetwater Flood Channel outlet, in accordance with the Local Coastal Plan. (V.G.)*
 - *The City will promote development of regional recreation and open space resources which will benefit National City residents, with special emphasis on the Coastal Zone and the Sweetwater River. (VI.F.)*
 - *The City shall continue to coordinate with the Port District to ensure development of a marina near Pepper Park. Land shall also be maintained for recreational and tourist-oriented commercial use adjacent to the marina, consistent with the adopted Local Coastal Program. (VI.H.)*
 - *Seek implementation of Local Coastal Plan recommendations for recreation related facilities in the City's Coastal Zone, and for improved bayfront public access. (VI.8.)*
4. Pier 32 Marina – In 2006, construction started on a 245-slip marina on the Sweetwater Channel.

General Plan Policies Implemented:

- *The City encourages development of a marina and tourist commercial uses in the Harbor District to carry out its Local Coastal Program. (II.K.)*
 - *A marina and commercial recreation area will be established adjacent to the Paradise Marsh/Sweetwater Flood Channel outlet, in accordance with the Local Coastal Plan. (V.G.)*
 - *The City shall continue to coordinate with the Port District to ensure development of a marina near Pepper Park. Land shall also be maintained for recreational and tourist-oriented commercial use adjacent to the marina, consistent with the adopted Local Coastal Program. (VI.H.)*
5. Marina Gateway Hotel – In 2006, marsh restoration, path and overlook construction, and environmental remediation were completed for the hotel, restaurant, and office project.

General Plan Policies Implemented:

- *The City encourages development of a marina and tourist commercial uses in the Harbor District to carry out its Local Coastal Program. (II.K.)*

- *Encourage appropriate architectural design and site plan review within specific areas of the City, including 24th Street west of I-5. (II.16.)*
- *The City shall continue to coordinate with the Port District to ensure development of a marina near Pepper Park. Land shall also be maintained for recreational and tourist-oriented commercial use adjacent to the marina, consistent with the adopted Local Coastal Program. (VI.H.)*

6. Marina Gateway – In 2006, planning efforts to introduce additional tourist commercial uses to the area continued with developer negotiations under agreements.

General Plan Policies Implemented:

- *The City encourages development of a marina and tourist commercial uses in the Harbor District to carry out its Local Coastal Program. (II.K.)*
- *The City will coordinate with the Community Development Commission and Coastal Commission to plan for a wider variety of uses within the Harbor District as redevelopment proposals are formulated. (II.L.)*
- *Encourage the preparation and implementation of specific plans to guide development in areas that have particular importance due to their location, characteristics, or potential for new development. (II. 4)*
- *Encourage appropriate architectural design and site plan review within specific areas of the City, including 24th Street west of I-5. (II.16.)*

7. Bay Marina Drive Improvement Project – In 2006, planning and entitlement processing continued for the street and landscape improvement project.

General Plan Policies Implemented:

- *Encourage appropriate architectural design and site plan review within specific areas of the City, including 24th Street west of I-5. (II.16.)*

8. Port Tenant Expansions – In 2006, Dixieline Lumber Co. and Pasha Automotive completed major physical expansions of their facilities on Unified Port District land within the City.

General Plan Policies Implemented:

- *The City will continue to encourage close communication and coordination with the Navy, Port District, adjacent cities and the County to ensure City interests are considered on projects proposed within their jurisdictions. (II.J.)*
- *Continue working with the Unified Port District to attract additional marine-related industrial activity to appropriate sites under its jurisdiction, and to improve the level and quality of industrial land use in National City. (V.15.)*

9. Paradise Creek Educational Park – In 2006, construction started on habitat restoration, walkways, and interpretive facilities. Design and implementation included a joint partnership with the community and Kimball School.

General Plan Policies Implemented:

- *The City will strive to maintain or expand the current ratio of park and open space land to population; i.e., at least 4 3/4 acres per 1000 residents (including local parks, public-owned wetlands, golf course and school recreational facilities). (VI.B.)*
- *Recreation facilities and programs will address the needs of all segments of the population, and will be available to all city residents. (VI.C)*
- *Efforts for restoration of Paradise Creek (particularly in the area southwest of Kimball School) shall be encouraged. (VI.J.)*
- *Neighborhood parks should be encouraged in areas not immediately served by the City's community parks. However, park proposals should be considered on the basis of available funds for maintenance as well as development. Park design should be compatible with adjacent uses and reflect the needs of residents in nearby areas. (VI.K.)*
- *Encourage efforts to identify and acquire additional park land to maintain at least 4 and 3/4 acres per 1000 residents. (VI.2.)*
- *Encourage efforts to obtain grants for park and recreation proposals, including Paradise Creek restoration. (VI.15.)*

10. Westside Specific Plan – In 2006, the planning process continued with substantial participation of residents and property owners, and included four public workshops.

General Plan Policies Implemented:

- *Encourage the preparation and implementation of specific plans to guide development in areas that have particular importance due to their location, characteristics, or potential for new development. (II.4.)*

- *The City should encourage and participate in efforts to remove or relocate uses that are incompatible with surrounding properties. (II.8)*
- *Consider options to relocate or buffer the western portion of the Public Works yard used for temporary storage. (VI.67.)*

11. Downtown Specific Plan – In 2006, five projects received Consistency Review approval for a total of 782 dwelling units and over 100,000 gross square feet of commercial space.

General Plan Policies Implemented:

- *The Downtown shall be reinforced as the City's heart, civic center, and commercial hub. (II.A)*
- *Continue Redevelopment activities in the area at National City Boulevard & 8th Street (downtown) and elsewhere in the City, where public involvement is deemed necessary to stimulate private investment. (II.7)*

12. Downtown Specific Plan Utilities Impact Report – In 2006, the study was completed, and recommendations were adopted.

General Plan Policies Implemented:

- *Promote funding and implementation of needed flood control and drainage improvements, as referenced in the Public Facilities chapter. (III.5.)*
- *Continue to monitor and evaluate the basic systems serving National City (including electricity, phones, roads, water, sewerage, drainage), in cooperation with regional operating and planning agencies, to identify current deficiencies and areas requiring expansion in light of projected future growth. Develop additional capital improvement efforts as necessary. (VI.54.)*
- *Continue advance programming for sewer and storm drainage systems maintenance, repair and extension as needed. (VI.61.)*

13. Neighborhood Councils – In 2006, the seven Councils held monthly public meetings to facilitate citizen participation in planning and other issues at the neighborhood level and community-wide.

General Plan Policies Implemented:

- *The City will encourage greater citizen input into the planning process, involving residents from all ethnic groups. (II.AA)*

14. Design Guidelines – In 2006, the City continued to apply the guidelines to new development and redevelopment.

General Plan Policies Implemented:

- *The City will maintain requirements for architectural and site design control on new development to ensure efficient use of land as well as compatibility among different uses and properties, and to help strengthen business areas and neighborhoods. Administration of adopted Design Guidelines and project review procedures will continue to recognize reasonable cost considerations for owners in design requirements and procedures. (II.V.)*
- *Design review procedures will be continued within existing Redevelopment Project Areas. (II.W.)*

15. Plaza Bonita Expansion – In 2006, the project received development entitlements, and construction was started.

General Plan Policies Implemented:

- *The City will encourage businesses to locate or expand in the City, where compatible with existing, nearby development and environmental features. (V.D)*
- *Emphasize high quality commercial and industrial development, in order to generate the greatest tax and employment benefits from the limited amount of land and relatively small sites available in the City. (V.17.)*

16. Costco Project – In 2006, the environmental review and entitlement process was initiated and ongoing.

General Plan Policies Implemented:

- *The City will encourage the development of both small and large-scale business facilities of a location, design and content which will improve the diversity and quality of National City's economic environment. (V.B)*
- *The City will encourage businesses to locate or expand in the City, where compatible with existing, nearby development and environmental features. (V.D)*

- *Emphasize high quality commercial and industrial development, in order to generate the greatest tax and employment benefits from the limited amount of land and relatively small sites available in the City. (V.17.)*

17. Home Depot Project – In 2006, an exclusive negotiation agreement was approved for the PSI industrial site, which will require substantial environmental remediation.

General Plan Policies Implemented:

- *The City will encourage the development of both small and large-scale business facilities of a location, design and content which will improve the diversity and quality of National City's economic environment. (V.B)*
- *The City will encourage businesses to locate or expand in the City, where compatible with existing, nearby development and environmental features. (V.D)*
- *Emphasize high quality commercial and industrial development, in order to generate the greatest tax and employment benefits from the limited amount of land and relatively small sites available in the City. (V.17.)*

18. MSI Project – In 2006, Motivational Systems, Inc. completed the redevelopment and expansion of their office/manufacturing facilities on Cleveland Avenue and 23th Street.

General Plan Policies Implemented:

- *The City will encourage businesses to locate or expand in the City, where compatible with existing, nearby development and environmental features. (V.D)*
- *Emphasize high quality commercial and industrial development, in order to generate the greatest tax and employment benefits from the limited amount of land and relatively small sites available in the City. (V.17.)*

19. Canyon Ridge Project – In 2006, entitlements were approved for a single-family residential subdivision at the south end of Rachel Avenue.

General Plan Policies Implemented:

- *Encourage appropriate architectural design and site plan review within specific areas of the City, including the undeveloped canyon area at the south end of Rachael Avenue. (II.16.)*

20. Paradise Valley Hospital – In 2006, entitlements were approved for workforce housing and senior housing on adjacent properties.

General Plan Policies Implemented:

- *Efforts for strengthening the Paradise Valley Hospital and adjacent area as a regional center for health services will continue to receive the City's support. (VI.H.)*

21. International Community Foundation Project – In 2006, the entitlement process started for the project, which includes the preservation and reuse of historically significant buildings.

General Plan Policies Implemented:

- *The City will continue to encourage and assist efforts for the preservation, maintenance and restoration of historically significant buildings and sites. (II.Y.)*
- *Continue to support historic preservation efforts. Update the list of important historic sites and incorporate it into a document separate from the General Plan. Revise the Land Use Code as necessary to refer to the list. (III.7.)*

22. Foodland Façade Renovation Project – In 2006, plans were approved and construction was started on the market.

General Plan Policies Implemented:

- *The improvement of existing signs will be encouraged by the City to help promote a more attractive street scene in National City's business districts. (II.U)*
- *Promote sign and facade improvement efforts in business districts and rehabilitation in residential neighborhoods; pursue funding resources for such activities, and provide technical assistance to property owners. (II.14.)*
- *Encourage actions to rehab older business districts; possibly reuse older buildings or replace them in order to accommodate new uses. (V.7.)*

23. Highland Avenue Streetscape Project – In 2006, construction was completed on Phase I, between 8th Street and 16th Street.

General Plan Policies Implemented:

- *Landscaping of public parkways will continue to be encouraged, through both private and public efforts. (II.Q.)*

- *The ongoing program of removing overhead utility wiring along major roadways and relocating them underground will be continued, financed by allocations from SDG&E, and as required as conditions of approval for new development. (IIT.)*
- *Conduct street landscaping and other beautification efforts. (II.13)*
- *Relocate overhead utility lines underground and remove utility poles along roadways. As much as possible, attempt to coordinate this work with other street and utility improvement projects. (II.15.)*
- *Continue to identify and budget for additional needed traffic signal, intersection and related circulation improvements. (VI.18)*

24. National City Boulevard Streetscape Project – In 2006, construction was completed on Phase II, between 7th Street and 12th Street.

General Plan Policies Implemented:

- *Landscaping of public parkways will continue to be encouraged, through both private and public efforts. (II.Q.)*
- *The ongoing program of removing overhead utility wiring along major roadways and relocating them underground will be continued, financed by allocations from SDG&E, and as required as conditions of approval for new development. (IIT.)*
- *Conduct street landscaping and other beautification efforts. (II.13)*
- *Relocate overhead utility lines underground and remove utility poles along roadways. As much as possible, attempt to coordinate this work with other street and utility improvement projects. (II.15.)*
- *Continue to identify and budget for additional needed traffic signal, intersection and related circulation improvements. (VI.18)*

25. 8th Street Utility Undergrounding Project – In 2006, SDG&E began undergrounding overhead utility lines between National City Boulevard and Highland Avenue.

General Plan Policies Implemented:

- *The ongoing program of removing overhead utility wiring along major roadways and relocating them underground will be continued, financed by allocations from SDG&E, and as required as conditions of approval for new development. (II.T.)*

- *Relocate overhead utility lines underground and remove utility poles along roadways. As much as possible, attempt to coordinate this work with other street and utility improvement projects. (II.15.)*

26. Plaza Boulevard Widening Project – In 2006, preliminary engineering and environmental processing were completed.

General Plan Policies Implemented:

- *Encourage appropriate architectural design and site plan review within specific areas of the City, including Plaza Boulevard (such as adopted for the north side of Plaza between I-805 and E. 12th Street). (II.16.)*
- *Conduct a corridor planning study for Plaza Boulevard, coordinating needs for parking, landscaping and overall site design in conjunction with street widening improvements addressed in Chapter VI. (II.21.)*
- *Plan and budget the following major roadway extension/improvement projects . . . widening of Plaza Boulevard to improve traffic flow through the City (VI.23)*

27. Bikeway Master Plan – In 2006, the draft Bikeway Master Plan was completed with SANDAG funding.

General Plan Policies Implemented:

- *The City will promote local bicycle usage and safety through public and private education and development activities. (VI.Q.)*
- *Obtain financing to implement provisions of the local Coastal Program's Land Use Plan regarding circulation and access improvements within the Coastal Zones, including . . . development of a separate crossing for the Bay Route Bikeway over the Sweetwater Flood Channel. (VI.24.)*
- *Promote bicycle safety within the City, including educational activities and use of neighborhood streets rather than busy arteries. (VI.30.)*
- *Promote development within National City of local portions of the regional bicycle trail system, with emphasis on the Coastal Zone and the Sweetwater Flood Control Channel. (VI.32.)*
- *Study the potential to improve the safety and feasibility of bicycle transportation through the City in order to reduce automobile trips. Consider actions to encourage bicycle*

transportation to major activity centers, such as to Naval Station San Diego especially from Navy housing located just east of the City. This may affect Transportation and Circulation Program No. 24 (VI.23.), which calls for study regarding Plaza Boulevard improvements. (VI.33.)

28. Freeway/Interchange Improvements – In 2006, Caltrans started construction on improvements to I-5 (widening).

General Plan Policies Implemented:

- *Encourage the State to provide more extensive landscaping and other beautification measures along I-5 and I-805 within National City. (II.12.)*
- *Pursue opportunities with Caltrans for improvements to highway interchanges in National City, to improve public safety and traffic flow, with special attention to I-5 at Division Street, as well as at 24th Street and at Civic Center Drive. In addition, pursue the potential for improved access from I-805 to Plaza Bonita. (VI.22.)*

29. Sound Walls – In 2006, freeway sound walls were installed along I-805 as part of a residential subdivision on 4th Street and T Avenue. An application for another segment along I-805 was submitted for SANDAG funding and is pending.

General Plan Policies Implemented:

- *The City will encourage the location of sensitive land uses away from high noise areas, or require mitigation to control adverse noise impacts. (III.M.)*
- *Protection from excessive levels of noise will be a high priority in National City to provide a quality living environment. (III.N.)*
- *The City will seek to maintain noise levels which are consistent with Title 12 of the National City Municipal Code. (III.O.)*
- *Encourage construction by Caltrans of sound barriers along I-805 and I-5, where appropriate and desirable to protect adjoining residential neighborhoods or sensitive facilities such as schools and parks. (III.16.)*

30. Proposition D Sales Tax Measure – In 2006, voters approved a 1-cent increase in local sales tax for 10 years. Implementation began on October 1, 2006.

General Plan Policies Implemented:

- *Actions will be encouraged to recapture or surpass previous levels of sales tax revenues generated in the City in order to provide adequate funding for public programs. (V.Q.)*

31. Library Hours – In 2006, the Library’s hours were extended to 56 hours per week (from 40 hours per week in 2005).

General Plan Policies Implemented:

- *The City will strive to maintain adequate Library facilities and services. (VI.LL.)*

32. 4/10 Work Week – In 2006, the City adopted a 4/10 work schedule that has expanded service hours to the public while reducing vehicle trips and energy/resource consumption.

General Plan Policies Implemented:

- *The City will continue to explore opportunities to reduce energy consumption in its public buildings and in its operations and maintenance activities. (III.I.)*
- *The City will continue to implement measures to reduce energy consumption, such as utilization of energy efficient equipment in its public buildings and operations and maintenance activities. Consideration will be made for use of high efficiency, low emissions vehicles, as well as for alternative fuels and technologies, as they become feasible and cost effective. (III.II.)*

33. Mills Act Contracts – In 2006, two contracts were approved.

General Plan Policies Implemented:

- *The City will continue to encourage and assist efforts for the preservation, maintenance and restoration of historically significant buildings and sites. (II.Y.)*
- *Continue to support historic preservation efforts. Update the list of important historic sites and incorporate it into a document separate from the General Plan. Revise the Land Use Code as necessary to refer to the list. (III.7.)*

34. Disaster Preparedness – In 2006, the City participated as a member of the San Diego County Unified Disaster Council. The City managed the Urban Area Security Initiative, Law Enforcement Terrorism Prevention Program, and State Homeland Security Grants.

General Plan Policies Implemented:

- *Maintain and improve the City's participation in regional planning for natural hazards, such as earthquakes and floods, and evaluate any new circumstances that may apply to National City. (III.1.)*
- *Strengthen disaster planning and training activities by City departments, and improve emergency coordination procedures with the County and other agencies. (VI.39.)*
- *The City will coordinate with the County and other agencies regarding disaster preparedness planning, to ensure the health and safety of residents during any emergency. (VI.W.)*

35. Emergency Medical Care – In 2006, the City developed a plan to implement a paramedic program to improve pre-hospital medical care, which began on January 3, 2007.

General Plan Policies Implemented:

- *Participate in regional planning efforts to ensure that quality emergency and pre-hospital medical care is available to National City residents. (VI.52.)*
- *Continue to evaluate the effectiveness of current emergency medical services available to the City, and consider the benefits and costs associated with any proposed service revisions. (VI.53.)*

36. GIS Program – In 2006, development of the GIS program and maintenance of the database was ongoing.

General Plan Policies Implemented:

- *Monitor development and update the City's land use inventory for use in reviewing projects as well as zoning proposals. (II.23.)*

37. Enterprise Zone – In 2006, the City began the application and environmental review process for the San Diego Regional Enterprise Zone in cooperation with other participating cities.

General Plan Policies Implemented:

- *Consider programs to attract new businesses and assist start up of small businesses. (V.2.)*

38. Straightlining Project – In 2006, the City began discussions and negotiations with the City of Chula Vista for a municipal boundary adjustment along Sweetwater Channel/SR-54.

General Plan Policies Implemented:

- *Future annexation proposals, such as in the Lincoln Acres area as well as near Plaza Bonita Center Way, will consider both the financial impact on the City and the preferences of residents and owners in the areas. (II.N.)*

39. Regional Comprehensive Plan – In 2006, the City participated in SANDAG’s regional planning effort through the RCP Technical Working Group.

General Plan Policies Implemented:

- *The City will cooperate with regional agencies in programs designed to reduce air and water pollution levels from all sources. (III.D.)*
- *The City will work with Caltrans, SANDAG, MTDB and other responsible agencies to identify, plan and implement needed transportation improvements. (VI.N.)*
- *Consult with regional agencies concerning methods to improve local transit services emphasizing coordination of services. (VI.27.)*

40. Capital Improvements Program – In 2006, the City once again adopted its annual CIP and continued to implement various projects.

General Plan Policies Implemented:

- *Promote funding and implementation of needed flood control and drainage improvements, as referenced in the Public Facilities chapter. (III.5.)*
- *The City will conduct roadway construction projects which are identified as desirable to the overall circulation pattern. (VI.O.)*
- *The City will identify and implement necessary and desired pedestrian improvements, with a special emphasis on providing safe access for schools, parks, shopping districts, and other appropriate facilities. (VI.R.)*
- *The City will maintain communication and coordinate planning with the appropriate public agencies for evaluation and improvement of the various public facility service systems (water, sewerage, drainage, street lighting, streets and highways and other utilities), to adequately serve existing and projected future development and maintain a high quality urban environment. (VI.GG.)*

- *The City will continue short-term and long-range planning efforts to identify needed capital improvements, secure sources of funding, and schedule development activities. (VI.JJ.)*
- *Continue to identify and budget for additional needed traffic signal, intersection and related circulation improvements. (VI.18.)*
- *Continue advance programming for sewer and storm drainage systems maintenance, repair and extension as needed. (VI.61.)*
- *Update the comprehensive drainage study completed for the City and monitor the need for drainage improvements. (VI.63.)*